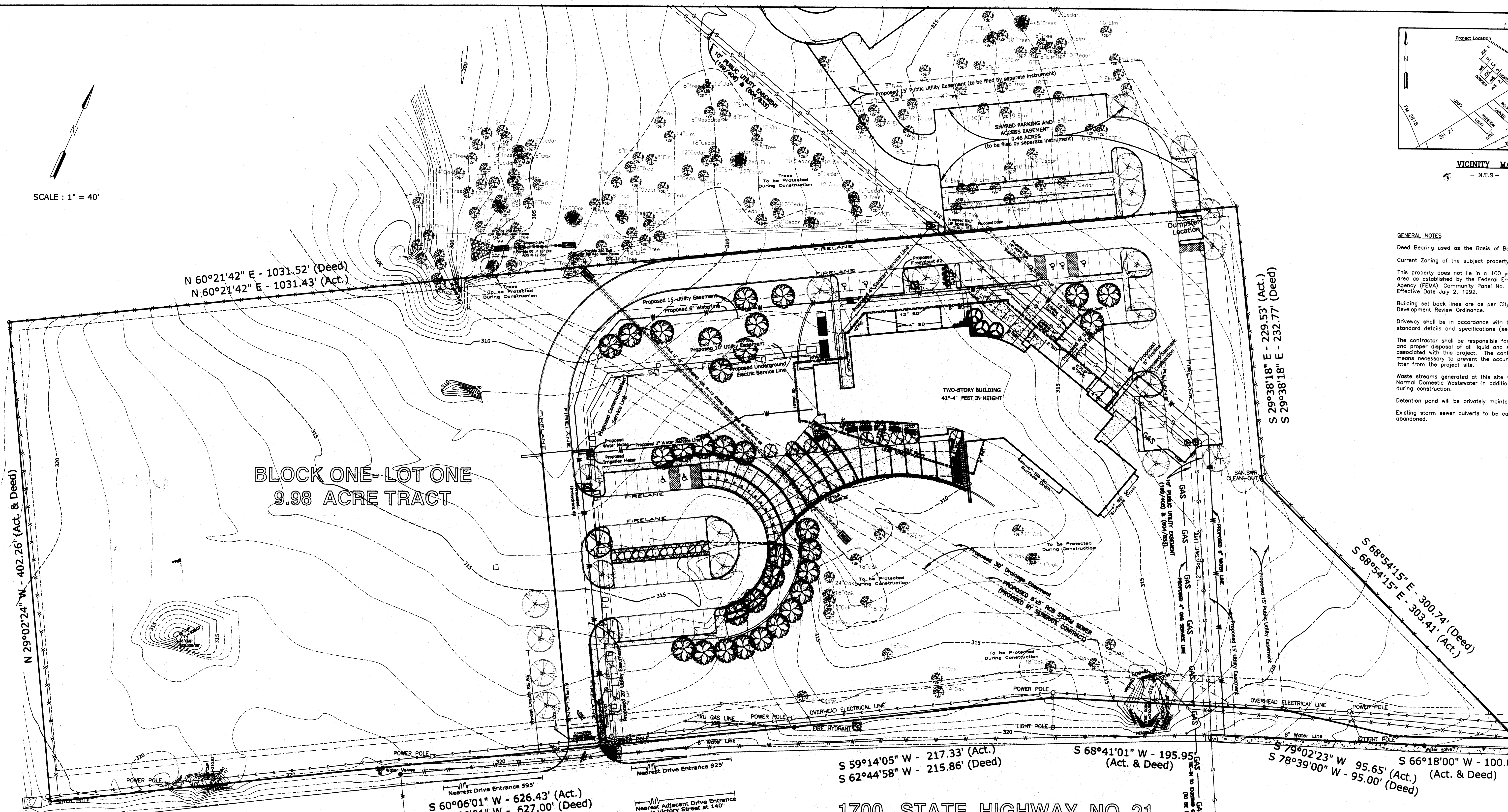


VICINITY MAP  
- N.T.S. -

GENERAL NOTES

Deed Bearing used as the Basis of Bearing.  
Current Zoning of the subject property is C (Commercial).  
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 4804100133 C, Effective Date July 2, 1992.  
Building set back lines are as per City of Bryan Site Development Review Ordinance.  
Driveway shall be in accordance with the City of Bryan standard details and specifications (see attached detail).  
The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.  
Waste streams generated at this site will consist of Normal Domestic Wastewater in addition to Industrial Waste during construction.  
Detention pond will be privately maintained.  
Existing storm sewer culverts to be capped and abandoned.

SCALE : 1" = 40'



BLOCK ONE-LOT ONE  
9.98 ACRE TRACT

1700 STATE HIGHWAY NO. 21  
(100' R.O.W. Width - 60' Asphalt Pavement Width)

NOTE:  
Distance to the centerline of nearest driveway from the southwest property corner is 60 feet.

NOTE:  
Grading plan will be submitted separately.

SOLID WASTE DISPOSAL  
Solid waste disposal is by two (2) units of front loading metal containers placed on 6" thick 20'x12' concrete dumpster pad. The pad shall have 6" visual screen on three sides.

PARKING ANALYSIS  
Minimum parking requirement for General Office = 1 per 300 sq.ft. of gfa  
Total floor area for the proposed building = 28,407 sq.ft.  
Number of parking spaces required = 28,407/300 = 95  
Number of handicap accessible parking spaces provided = 1 for each 25 spaces = 95/25 = 4

Total number of parking spaces provided = 130  
Number of handicap accessible parking spaces provided = 8  
Number of regular parking spaces provided = 122  
Proposed driveway and parking areas to be concrete pavement.

PROPOSED TREES  
CANOPY TREE TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
PROPOSED - LIVE OAK	Quercus virginiana	QTY. - 20 (Newly planted canopy trees greater than 3")	350 sf	7000 sf
PROPOSED - LIVE OAK	Quercus virginiana	QTY. - 7 (Newly planted canopy trees between 2.75 & 3")	200 sf	1400 sf
PROPOSED - SHUMARD OAK	Quercus shumardi	QTY. - 24 (Newly planted canopy trees greater than 3")	350 sf	8400 sf

CANOPY TREE TOTAL - 16800 sf

NON-CANOPY TREE TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
PROPOSED - CRAPE MYRTLE TUSCARORA	Lagerstroemia indica 'Tuscarora'	QTY. - 7 (30 gal.) - Min 1.25' Cal	150 sf	1050 sf
PROPOSED - CRAPE MYRTLE TUSKEGEE	Lagerstroemia indica 'Tuskegee'	QTY. - 14 (30 gal.) - Min 2' Cal	150 sf	2100 sf
PROPOSED - RED HOLLY	Ilex opacifolia	QTY. - 3 (30 gal.)	150 sf	450 sf

NON-CANOPY TREE TOTAL - 3600 sf

SHRUB / PLANTING AREA TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
PROPOSED - ASIAN JASMINE	Trachelospermum Asiaticum	QTY. - 2535 (4" pot)	5 sf/gal	3168 sf
PROPOSED - CARISSA HOLLY	Ilex cornuta 'Carissa'	QTY. - 68 (3 gal.)	10 sf	680 sf
PROPOSED - DW. FOUNTAIN GRASS	Pennisetum alopecuroides	QTY. - 78 (1 gal.)	10 sf	780 sf
PROPOSED - INDIAN HAWTHORN	Raphiopholia indica	QTY. - 178 (3 gal.)	10 sf	1780 sf
PROPOSED - DW. YAUPOON HOLLY	Ilex vomitoria 'Nand'	QTY. - 14 (3 gal.)	10 sf	140 sf
PROPOSED - LORAPETALUM	Homalidaceae	QTY. - 23 (3 gal.)	10 sf	230 sf

SHRUB TOTAL - 5998 sf

EXISTING TREES  
To Be Protected During Construction

ALL TRUNKS HAVE DIAMETER GREATER THAN 4 1/2"

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
POST OAK	Quercus stellata	QTY. - 21	225 sf	4725 sf
CEDAR ELM	Ulmus crassifolia	QTY. - 17	225 sf	5175 sf
MESQUITE	Prosopis	QTY. - 1	225 sf	225 sf

EXISTING TREE TOTAL - 10125 sf

LANDSCAPE ANALYSIS  
Proposed building area = 82,303 sq.ft.  
Total developed area = 280,000 sq.ft.  
15% of Total developed area = 15% x 280,000 = 42,000 sq.ft.  
Required Landscaped Area = 42,000 sq.ft.  
Square feet coverage for existing and newly planted trees are as follows:  
= 16800+3600+5998+10125=36,523 sq.ft.  
Total square feet coverage provided by landscaping:  
Grass Cover = 280,000-82,303-36,523=161,174 sq.ft.; 161,174/10=16,117 sq.ft.  
However, only 15% of required landscaped area can be counted towards landscaping area points provided.  
Allowed Grass Cover Points=42,000/15 = 6300 sq.ft.  
Landscaped Area provided = 36,523 + 6300 = 42,823 sq.ft.

CERTIFICATE OF THE SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plan is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.  
Donald D. Garrett, R.L.S., No. 2972

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22780, in the State of Texas, hereby certify that proper engineering conditions exist on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.  
Donald D. Garrett, P.E., No. 22780

Prepared For:  
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Owner:  
BRAZOS COUNTY OF STATE OF TEXAS  
C/O Judge Randy Sims  
300 E. 26th Street Suite 114  
Bryan, Texas 77803  
Tel: (979) 361-4102  
Fax: (979) 361-4503

Site Address:  
1700 State Highway 21 West  
Bryan, Texas 77803

Site Plan & Utility Plan  
for  
BRAZOS COUNTY  
SHERIFF'S OFFICE

BLOCK ONE-LOT ONE  
BRAZOS COUNTY COMPLEX PH.III  
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Stephen F. Austin League No.9, A-62  
Bryan, Brazos County, Texas

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APR 19 2005  
7# 60-50505